

Hunt Vitality Studio Lease Agreement

This Commercial Lease Agreement (“Agreement”), dated _____, is made by and between Hunt Vitality Chiropractic & Wellness Center, Inc./Heather Hunt (“Landlord”) and _____ (“Tenant”), for the lease of the property commonly known as 830 Zion St. Nevada City, CA (the “Property.”)

1. Leased Premises. Hunt Vitality teaching studio, access to bathroom and kitchen area. If the tenant would like to use the back deck and/or back lawn, please ask Heather Hunt for permission first.

2. Payment in full will be at least one week before the event.

Tenant agrees to pay:

- Hourly \$25/hour (\$40 minimum per event*)
- Half Day \$80 (4 hours before or after midday)
- Weekday evening \$60 (3 hours maximum)
- Full Day \$150 (8 am to 8 pm)
- Two-day rental \$275 (8 am to 8 pm)
- Three-day rental \$375 (8 am to 8 pm)

*The \$40 event minimum may be waived for monthly users.

3. Security deposit shall be discussed, but will usually be 20% of the total cost and non-refundable if canceled later than one week before the event.

Security Deposit agreement _____

4. Use of Property. Tenant shall use the Property for the following proposed activities on the following dates:

Other uses of the property without prior agreement with the Landlord shall be in breach of this Agreement. Tenant agrees to maintain all necessary permits, licenses, and government approvals required for the operation of said activities. Tenant further agrees to comply with all applicable laws and regulations.

5. Utilities. Paid for by the Landlord. Landlord shall not be responsible for any damages suffered by the Tenant as a result of any utility interruption.

6. Repairs. Tenants are expected to leave the property as they found it and will be responsible for any damage and repairs.

7. Checklist for usage (see Studio Guidelines below):

- Empty all trash and recycling bins from the studio, kitchen, and bathroom (trash containers are under the back deck).
- Clean bathroom (cleaning supplies under sink and in cupboards)
- Make sure the sliding door between the main office and studio remains closed during and after your event and make sure no participants enter the main office.
- **Turn off the mini-split** (heater/AC)
- Turn off interior lights
- **Do not make new holes in walls:** no nails, thumbtacks, screws, etc.
- Vacuum rug in studio

8. Insurance; Indemnification. Tenant shall maintain a policy of **general liability insurance** with reasonably sufficient policy limits and shall include Landlord as an additional insured. Tenant further agrees to indemnify, defend, and protect Landlord, and hold Landlord harmless from any and all claims, proceedings, losses, costs, damages, expenses, and liability arising from the use and occupancy of the Premises.

Please supply a copy of your liability insurance or event insurance to Hunt Vitality (For example, a local company called Event Helper has one-day insurance policies).

9. Destruction of Premises; Eminent Domain; Sale of Property. In the event that the Premises are damaged by any casualty or act of god that would prevent Tenant from operating its business on the Premises, Tenant may elect to terminate this Agreement. If the whole or part of the Premises is subject to any eminent domain action by any governmental entity, Tenant may elect to terminate this Agreement subject to Tenants' assignment to the Landlord of any and all rights to recover under said eminent domain. Any conveyance of the Property to any other owner shall subject the new owner to the terms and conditions of this Agreement.

WHEREFORE, the Parties execute and consent to this Agreement on the dates below.

For Landlord:

For Tenant:

Dated: _____

Dated: _____

Heather Hunt, Hunt Vitality

Tenant

Studio Guidelines

Please come before your event and make sure you know how to use media, heater/AC, know where things are located, etc. That time can be scheduled through our front desk staff at 530-265-2220 or email info@huntvitality.com

CHECKLIST:

1. You are responsible for all room setup and for returning the room to its original state so that the next group using the room will find it clean and in order.
2. We ask that all items brought into the building be taken out when you leave. (This includes all garbage, trash, paper goods, equipment, etc.)
3. Please wipe down tables, countertops, and surfaces as needed (wipes in the bathroom under the sink or in the cabinet there)
4. Vacuum after your class
5. Turn off the mini-split heater/AC.
6. Clean the bathroom and staff kitchen area. Please wipe up the floors. Broom is in the tall closet in the kitchen area to the left of the fridge.
7. Children must be supervised at all times.
8. Maximum occupancy not to exceed 30 people.
9. Return the key (if you were given one), close all doors, and make sure kitchen door is locked.
10. You are responsible for any property damage that occurs during your use of the facility. If the space requires cleaning or repair after your use, then you will be charged for any additional expense.
11. Empty trash and recycling in the studio, bathroom, and kitchen (the containers are out the kitchen door under the deck).
12. Make sure exterior lights are on at the kitchen and studio doors.
13. Turn off interior lights.
14. Make sure the door between the kitchen/staff area and the main office of Hunt Vitality office is closed. Please ensure no participants enter into main office area.

In case of emergency or need for assistance for the Studio:

Hunt Vitality 530-265-2220

Heather Hunt 530-414-8282, Luke Hunt 530-575-8212, Diane Jacobson 530-913-3626